

**WASHINGTON BOROUGH LAND USE BOARD
MINUTES OF REGULAR MEETING HELD ON
SEPTEMBER 9, 2019**

The regular meeting of the Washington Borough Land Use Board was called to order by Chairman Turner at 7:30 P.M. in the second floor Court Room/Council Chambers of the Borough Hall. Chairman Turner read the following statement into the record: "The requirements of the "Open Public Meetings Law", P.L. 1975, Chapter 231, have been satisfied in that adequate notice of this meeting has been published in the Star Gazette and posted on the Bulletin Board of the Borough Hall stating the time, place and purpose of the meeting as required by law." Chairman Turner led the Board in the Pledge of Allegiance.

ROLL CALL:

Present:	Valle, P. Post, Aron, Higgins, VanDeursen, C. Post, Frascella, Fox, Turner
Absent:	none
Also Present:	Steven Gruenberg, Attorney Stan Schrek, Engineer Elena Gable, Planner

APPROVAL OF MINUTES:

Regular Meeting of August 12, 2019 and Special Meeting of August 19, 2019 – Corrections to be made on regular meeting (Frascella absent) and special meeting (C.Post & P. Post voted no not abstained). Therefore, it was moved by Aron, seconded by P. Post to approve the minutes with corrections.

ROLL CALL: Valle, P. Post, Aron, Higgins, VanDeursen,
C. Post, Frascella, Fox, Turner
Ayes: 7; Nays: 0; Abstentions: 2(Higgins-both
minutes); Frascella (8/12 meeting only)
Motion carried.

RESOLUTION:

Washington Station Ventures – Attorney Gruenberg stated that there were modification on pg 5 – strike sentence regarding drainage, and additional changes. Therefore, it was moved by VanDeursen, seconded by Aron to adopt the resolution with corrections.

CVS – tabled to next meeting – 10/21/19

10 Brass Castle Road – tabled to next meeting – 10/21/19

APPLICATIONS:

Taco Bell – Public Hearing:

Larry Cohen represented the applicant. The hearing is being continued from the July 22, 2019, meeting. There were no questions for Mr. Ritter from prior testimony. Mr. Ritter gave a recap of the application. There are 5 variances being requested (width, building to property line, percent of façade length, and maximum building height). The design of the building is a corporate design.

Kevin Cramer, Cornish Street, came forward. H asked how far the monument sign is set back. Mr. Ritter stated that it clears the site triangle. The sign is 8 ft wide, 6.5 ft high and 2 ft depth.

Mr. Pellizoni, Engineer, stated that s is 18+ feet behind property line – noted Exhibit A-9.

Mike Franks, came forward. He asked about traffic on S. Lincoln. Mr. Ritter stated that the site has one drive on So. Lincoln where there used to be three.

Eric Liepins, Architect, was sworn in an accepted as a factual exert in architectural design.
Exhibit A-15 – building design.

The tower will be stone with a logo sign with two gooseneck lamps on Washington Ave, a sign along the apartment side and a sign on Lincoln Ave. Chairman Turner asked if the applicant had spoken to the BID. Mr. Rice stated no.

Exhibit A-16 – night rendering

Mayor Higgins asked if it was going to be lit like the one in Mansfield Twp. Mr. Liepins stated that it will be lit along Lincoln and Washington Aves. The wall is purple with slats that have lights that shine on the walls. Ray Rice came forward and stated that Taco Bell has a specific design. They will only go so far with accommodating changes. Also, he has not heard anything negative from the BID. Mayor Higgins stated that the Land Use Board represents the town and there was no previous discussion about the purple lighting. Mr. Fox asked how bright the lights will be. Mr. Liepins stated that they are very subtle. Attorney Gruenberg stated that the Board has design standards in the redevelopment zone. Mayor Higgins noted that he was not trying to derail the project but there was never any testimony about lighted walls.

Exhibit A-17 – interior floor plan

The ceiling will be a drop 10 ft ceiling. Ms. Gable stated that 12 ft is required. Mr. Schreck noted that the applicant seems to be ignoring architectural standards in the downtown redevelopment plan. There was a quick poll of Board members regarding the ceiling height (2 @ 12 ft and 6 @ 10 ft).

9:07 pm – break

9:18 pm - reconvene

Ms. Gable asked if glazing was proposed on the windows. Mr. Liepins stated no. She also asked if the mechanical equipment was on the rear side of the roof. Mr. Liepins stated that the parapet will shield the mechanical equipment on the roof. It was also asked if there were any awnings. Mr. Liepins stated no.

Douglas Polyniac, Engineer, was sworn in and accepted as an expert witness. He used the trip generating manual for trip calculations. A convenience store has 70 trips per hour in the morning and 55 trips in the afternoon. Taco Bell has 40 trips per hour in the morning and 35 trips in the afternoon. On Saturdays, there are 55 trips per hour during lunch time.

Exhibit A-9 was discussed. A left can be made from West Washington Ave (1st curb cut) with no egress. The drive-thru will be egress only with a left or right turn. 40% of the customers use the drive-thru. Feels all ingress/egress are safe. There were many concerns from Board members regarding ingress/egress of the site. No further questions from the Board.

Mike Franks came forward. He asked where the vehicle will go when they make left onto S. Lincoln. Kevin Cramer asked how close to Cornish Street the egress was and if it can be moved further south.

No further questions from the public. Mr. Schreck asked about the 3rd curb cut. Mr. Pellizoni stated that they can eliminate it. No further witnesses.

Mr. Cohen stated that they will investigate the wall lighting and will be back on October 21, 2019. Mr. Higgins commented on the parking spaces for residents. There was supposed to be 13 dedicated spots for residents but only 6 was in the resolution. He would like to see more. Mr. Cohen stated they currently have 29 spaces with 2 handicap and 6/24 hour spots for residents.

Attorney Gruenberg stated that the hearing will continue to October 21 with no further notice. The application agreed to an extension to the end of November.

OLD BUSINESS: None

NEW BUSINESS:

Affordable Housing Ordinance:

Ms. Gable explained the ordinances: redevelopment; development fee and affordable housing

Motion by Aron, seconded by P. Post that the ordinance is consistent with the master plan and recommend to Council to adopt.

ROLL CALL: Valle, P. Post, Aron, Higgins, VanDeursen,
C. Post, Frascella, Fox, Turner
Ayes: 9; Nays: 0; Abstentions: 0
Motion carried

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

P. Post reminded all about the Holiday Dinner.

COMMUNICATIONS:

ADJOURNMENT:

The meeting was adjourned at 10:54 p.m. All in favor.

Respectfully submitted by Patricia L. Titus, Land Use Board Clerk